

DECEMBER 12, 2024, 1:00PM

Preserving Communities:

Brownfield Redevelopment to Minimize Displacement and Uplift Legacy Residents

IN PARTNERSHIP WITH:



Carrie Martin NJIT
Environmental Sustainability Planner 



Gail Montplaisir TAURUS
Founder & CEO







Nefeli Bompoti 
Assistant Professor



Alexander McClean 
Principal Planner

Welcome!

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www.njit.edu/tab



Thank you for joining us today!

This webinar will be starting soon.

This webinar is for informational purposes only.

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The recording for this session will be available on our website: <https://www.njit.edu/tab/>



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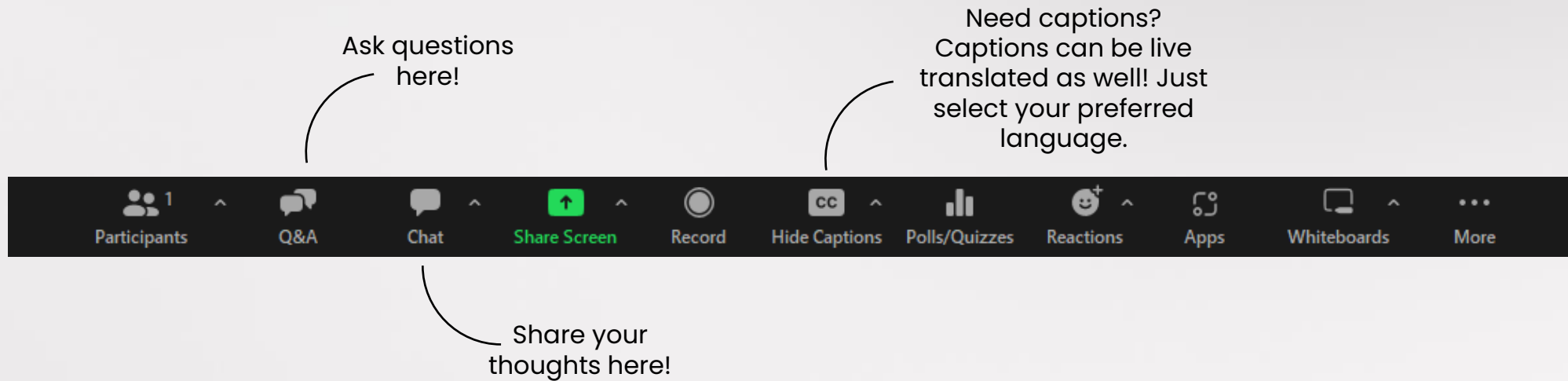
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Reach out to me via email at fm392@njit.edu

Need some assistance?



Today's Speakers:



Nefeli Bompoti, PhD

Assistant Professor, Department of Civil and Environmental Engineering, University of Massachusetts Dartmouth
EPA Brownfields Revitalization Anti-Displacement Strategies (BRADS) Program
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NJIT TAB EPA Regions 2 & 4



NJIT has served as an EPA designated technical assistance provider since 2008

NJIT TAB serves as an independent resources to state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

Assistance is *free!*

The NJIT TAB Team

We are planners, engineers,
environmental scientists, hydrogeologists, geologists, and social scientists
who have engaged with thousands of communities
throughout the country

We provide assistance through our:

- ▶ Brownfields Academy
- ▶ Brownfield Community Engagement and Educational Forums
- ▶ One-on-one Technical Assistance

NJIT TAB Brownfields Academy

www.njit.edu/tab

- How-To Videos
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NJIT TAB Brownfield Community Engagement and Educational Forums

- **Brownfield Basics Workshops:** brownfield redevelopment process.
- **Grant Writing Workshops:** getting started on your MAC grant applications; tips and tricks for preparing an EPA brownfields grant application.
- **Community Workshops:** on brownfield-specific topics.
- **Webinars:** on brownfield-specific topics.
- **Breaking Brownfields:** an event where a government entity or nonprofit presents their specific brownfields redevelopment challenge to an audience of private sector representatives and obtains feedback on how to overcome those challenges.
- **IAWG:** an event where a government entity or nonprofit presents their specific brownfields redevelopment challenge to an audience of state and federal government representatives and obtains feedback on how to overcome those challenges.
- **Brownfield Summits:** Full day event that may include an IAWG segment, peer-to-peer sessions, success stories, and sessions on brownfield-related topics relevant to the specific locations, their needs, and their challenges.
- **Conferences:** pre-conference workshops, learning labs, panel sessions, office hours

NJIT TAB One-on-One Technical Assistance

*Examples of one-on-one Technical Assistance
tailored to fit specific community's needs*

- Answer your brownfield questions
- Develop redevelopment strategy
- Review draft EPA grant applications
- Explain the regulatory programs
- Develop your redevelopment roadmap
- Identify funding sources
- Explain clean-up technologies
- Guidance on developing brownfield inventories
- Create site prioritization processes
- Develop strategies on marketing brownfield sites
- Develop Assets and Needs Studies
- Design and conduct community redevelopment vision workshops

And Much More!

TACKLING DISPLACEMENT: CREATING THRIVING COMMUNITIES

Brownfields Revitalization Anti-Displacement Strategies (BRADS) Program

Nefeli Bompoti, PhD

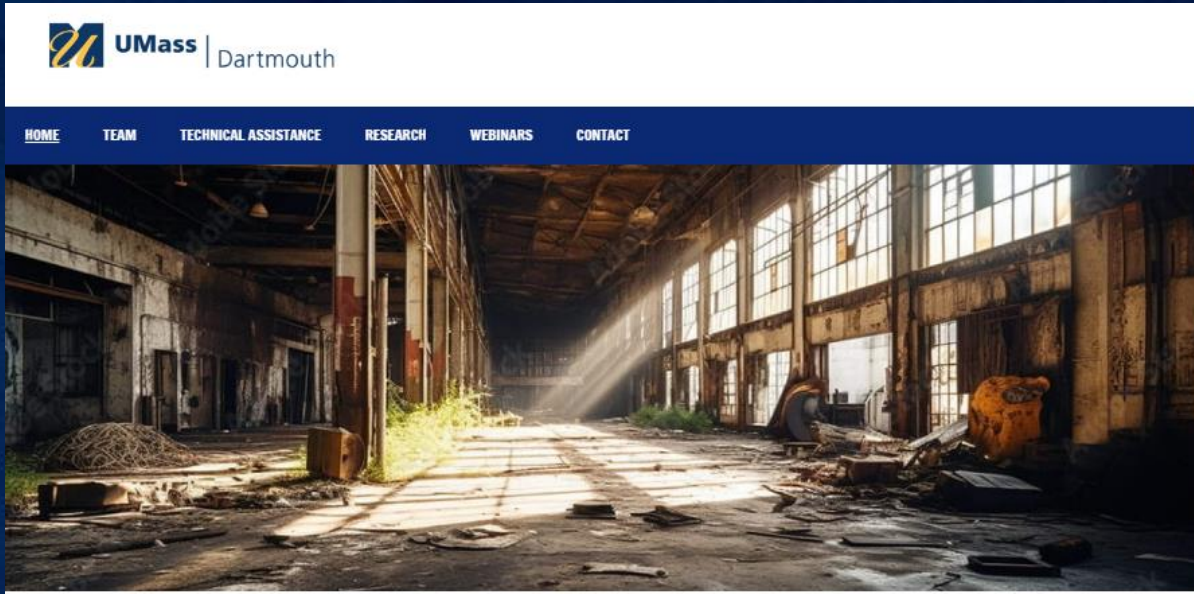
Assistant Professor

University of Massachusetts Dartmouth

Preserving Communities: Brownfield Redevelopment to Minimize Displacement and Uplift

Legacy Residents, December 12, 2024

BRADS PROGRAM



<https://bradsprogram.sites.umassd.edu/>



FLORIDA STATE UNIVERSITY
COLLEGE OF SOCIAL SCIENCES & PUBLIC POLICY
Engaging today's world. Producing tomorrow's leaders.

 College of Engineering
UMass Dartmouth



RESEARCH on gentrification issues and anti-displacement policies relevant to brownfields redevelopment



Develop **GUIDANCE** on anti-displacement strategies that takes local context into account



Direct **TECHNICAL ASSISTANCE** on anti-displacement practices to brownfields communities

Funded by the U.S. Environmental Protection Agency, Ref. Award Number: 84074501



GENTRIFICATION AND DISPLACEMENT

Gentrification - Typically characterized by public or private investment in an area that results in an influx of new residents and/or businesses, with often higher incomes, greater educational attainment, and different race/ethnicity.

Displacement - Movement of existing residents, businesses, or community institutions out of an area prompted by investments and improved amenities, which are often linked to gentrification. Displacement may be voluntary or involuntary, and driven by economic, social, political, and cultural factors as a response to neighborhood change.



A (SIMPLE) EXAMPLE OF GENTRIFICATION PROCESSES



Decline

- Declining market values
- Abandoned properties
- Inadequate municipal services



Development

- Abundant inexpensive housing
- Small-scale renovations
- Rising market values



Growth

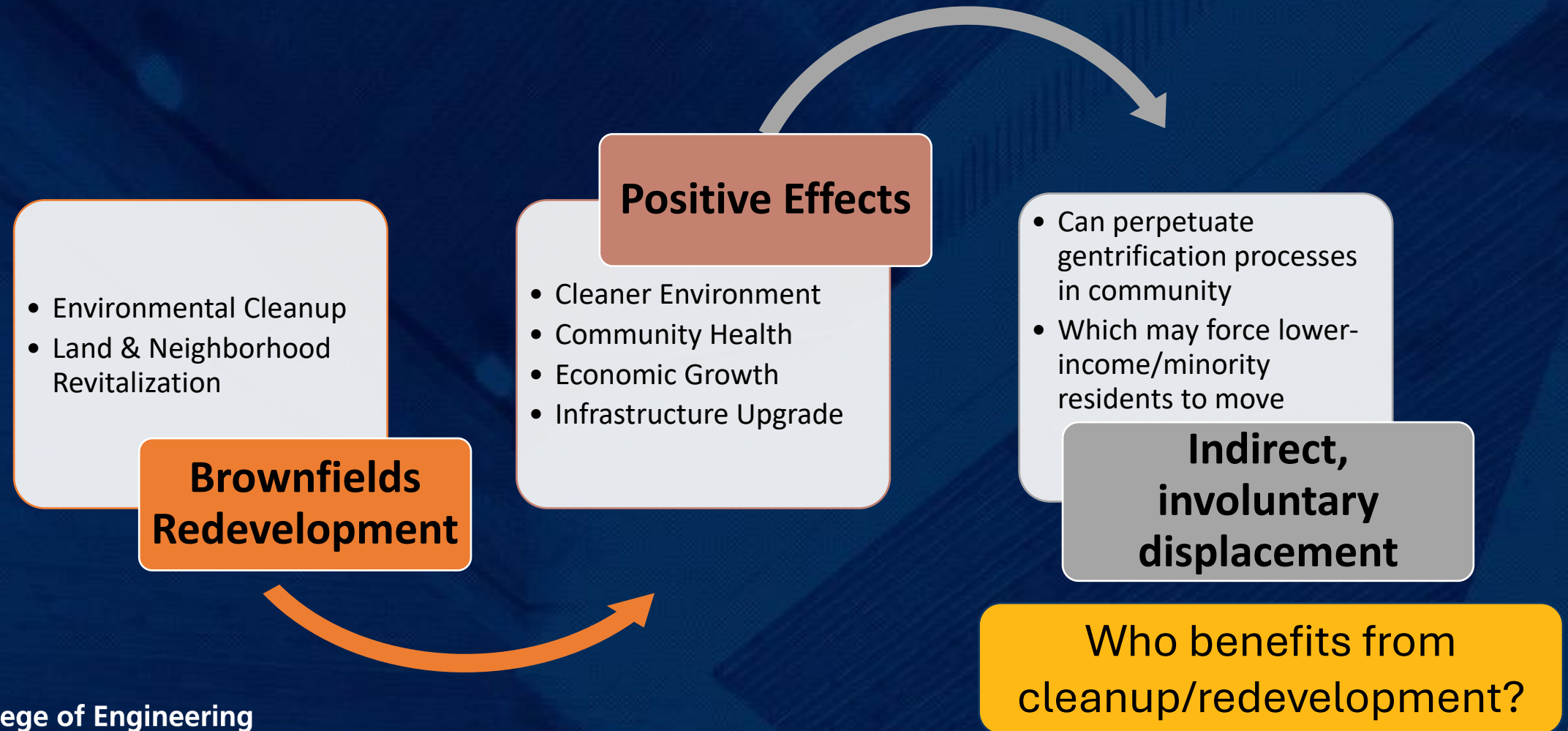
- Developer investment
- Rapidly increasing property values and influx of higher-income households



Transformation

- Conversion of nonresidential buildings to housing
- Displacement of lower-income households

DISPLACEMENT IS AN EJ ISSUE



AN EXAMPLE FROM PHILLY

The Philadelphia Water District's Green City > \$1.6 billion in investments over a 20-year period for green infrastructure upgrades.



LINKS TO GENTRIFICATION

Noticeable demographic shifts in income and race from 2011 to 2016, indicating that gentrification had occurred or was in process.

Migration to lower income census tracts by previous residents.

Black individuals with very low credit scores (<580) were significantly more likely to move out of gentrifying tracts than their white counterparts.

INDICATORS OF NEIGHBORHOOD CHANGE

Real Estate

- Foreclosures, evictions
- Housing Market Appreciation

Socio-Demographic

- Housing values & rents, housing cost burdens, median household income, renters, affordable housing
- Non-white populations, educational attainment, limited English proficiency

Place-based & Built Environment

- Proximity to amenities, businesses, public transportation, jobs
- Quality of infrastructure, Developable properties

TIME & PLACE CONSIDERATIONS

Scale – geographic units

Focus area:
neighborhood,
city, county

Unit of
analysis:
blockgroups,
census tracts

Time – period of analysis

Census
Decades

ACS 5-year
estimates

Thresholds

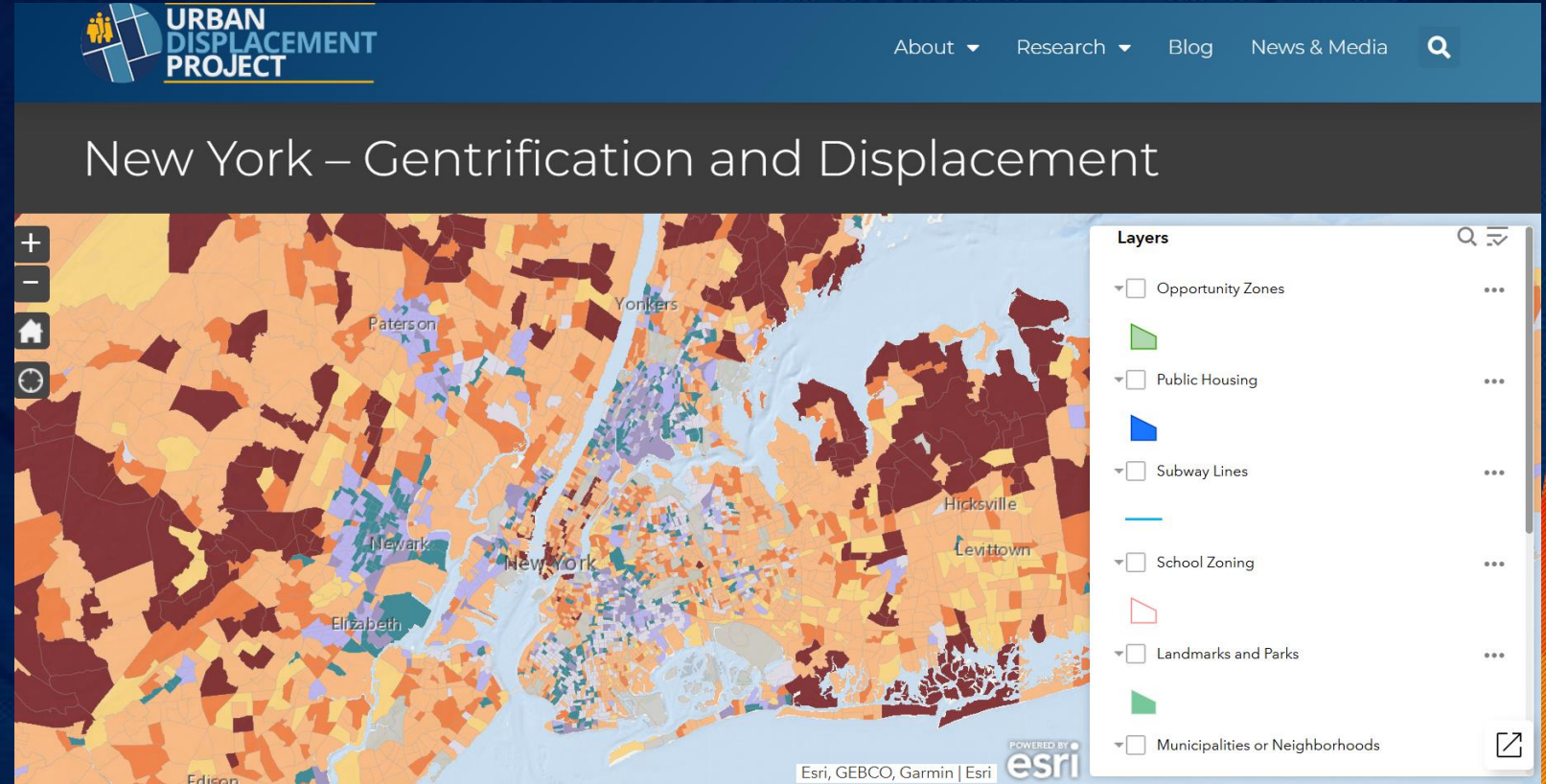
Criteria to identify
gentrifying

City averages, *%iles* based
on distribution of area
change

NY URBAN DISPLACEMENT PROJECT

Gentrification in NY (and to a part of NJ)

Displacement and Gentrification Census Tract Typologies	
Typology (tract income level)	Typology Criteria
Not Losing Low-Income Households (Low Income)	<ul style="list-style-type: none"> Pop in 2000 > 500 Low Income Tract in 2016 Not classified as At Risk or Ongoing Gentrification or Displacement
At Risk of Gentrification (Low Income)	<ul style="list-style-type: none"> Pop in 2016 > 500 Low Income Tract in 2016 Vulnerable in 2016 (Defined in Appendix) "Hot market" from 2000 to 2016 Not currently undergoing displacement or ongoing gentrification
Ongoing Displacement of Low-Income Households (Low Income)	<ul style="list-style-type: none"> Pop in 2000 > 500 Low Income Tract in 2016 Loss of LI households 2000-2016 (absolute loss) Few signs of gentrification occurring
Ongoing Gentrification (Low Income)	<ul style="list-style-type: none"> Pop in 2000 or 2016 > 500 Low Income Tract in 2016 Gentrified in 1990-2000 or 2000-2016 (Defined in Appendix)
Advanced Gentrification (Moderate to High Income)	<ul style="list-style-type: none"> Pop in 2000 or 2016 > 500 Moderate to High Income Tract in 2015 Gentrified in 1990-2000 or 2000-2016 (Defined by Appendix)
Stable Exclusion (Moderate to High Income)	<ul style="list-style-type: none"> Pop in 2000 > 500 Moderate to High Income Tract in 2016 Not classified as Ongoing Exclusion
Ongoing Exclusion (Moderate to High Income)	<ul style="list-style-type: none"> Pop in 2000 > 500 Moderate to High Income Tract in 2016 Loss of LI households 2000-2016 (absolute loss) LI migration rate (percent of all migration to tract that was LI) in 2016 < in 2009
Super Gentrification or Exclusion (Very High Income)	<ul style="list-style-type: none"> Pop in 2000 > 500 Median household income > 200% of regional median in 2016 Indicators of Gentrification or Exclusion



<https://www.urbandisplacement.org/maps/new-york-gentrification-and-displacement/>

DIY IDENTIFY DISPLACEMENT RISKS

Indicators of Interest

- Percentage of non-white residents
- Percentage of renters
- Median household income
- Percentage of residents with a college degree



Risk based on 3 dimensions

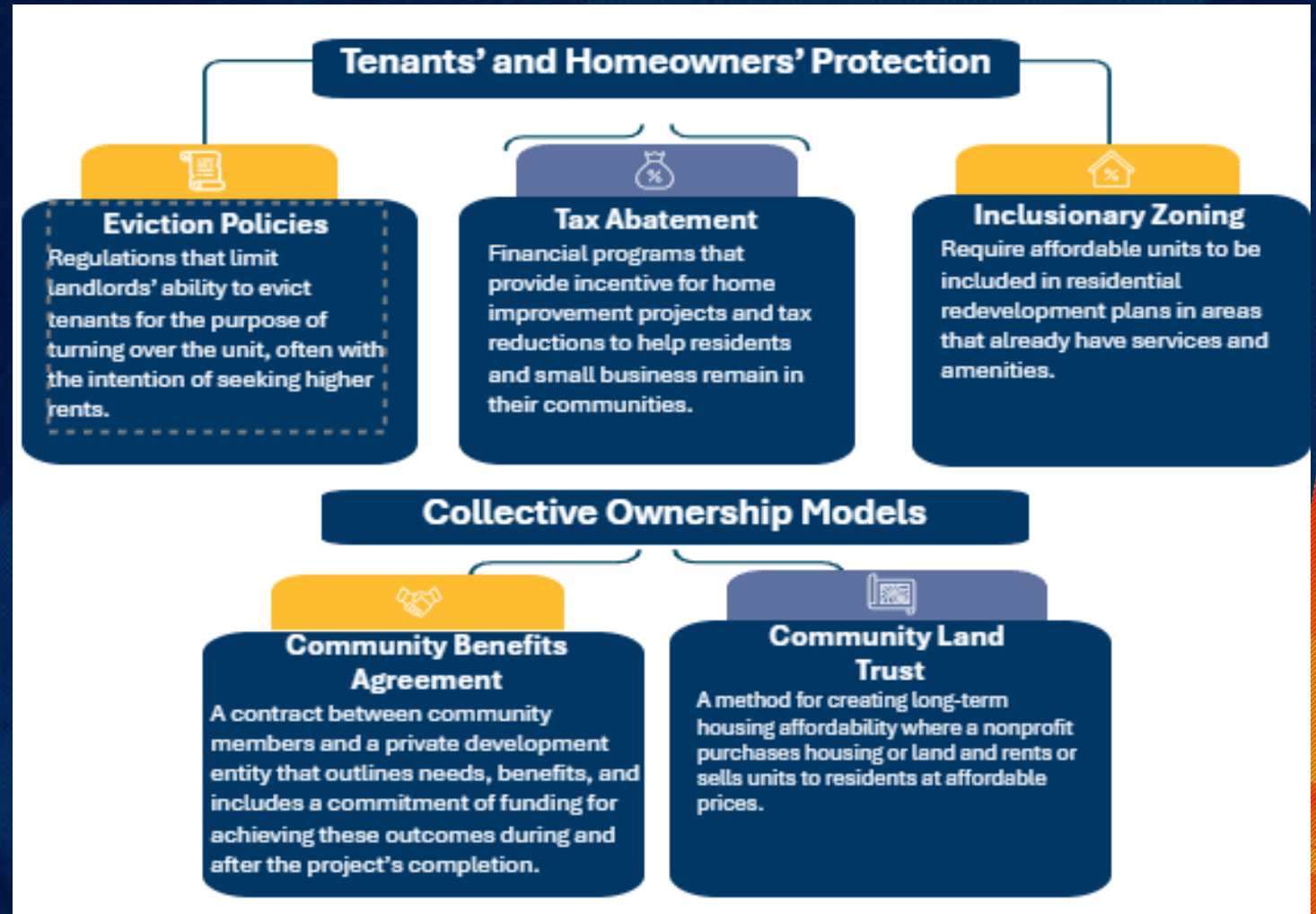
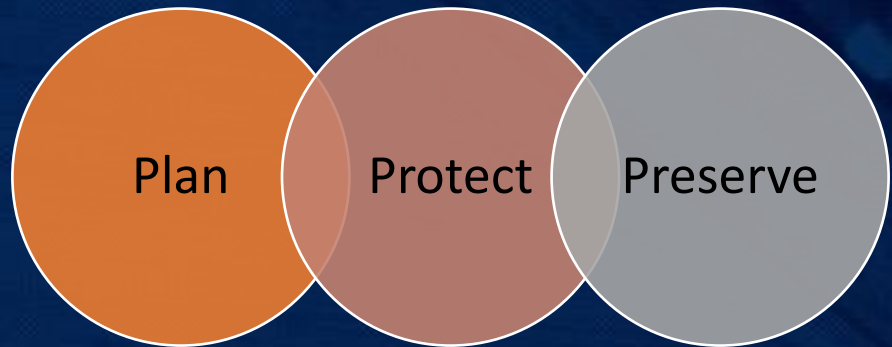
- Vulnerability to Housing Displacement
- Demographic Changes
- Housing Market Appreciation

Risk Typologies

- **Susceptible or Early Type I** (no demographic shift but had vulnerable populations)
- **Early Type II, Dynamic or Late** (tracts with demographic changes and vulnerable populations, with markets adjacent, accelerating, or appreciated)
- **Continued Loss** (tracts with no vulnerable populations but with an increase in white, college-educated residents and an appreciated housing market)

ANTI-DISPLACEMENT STRATEGIES & TECHNICAL ASSISTANCE

Needs Assessments & Anti-displacement policy recommendations

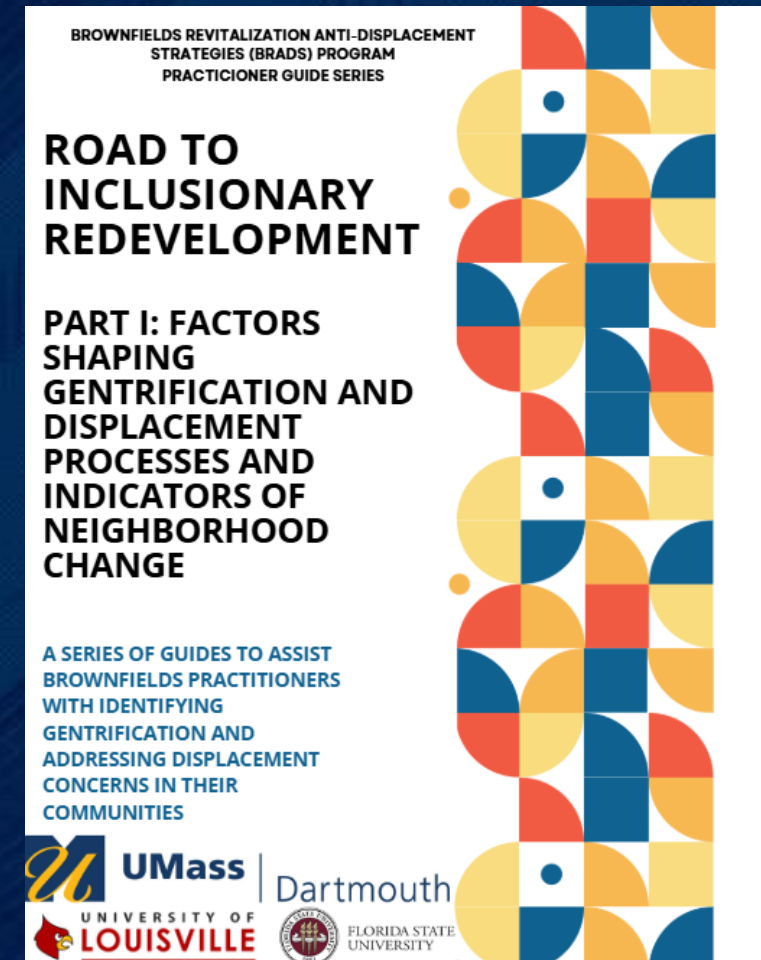


LEARN MORE?

Visit our website to download the guide
<https://bradsprogram.sites.umassd.edu/>

Or reach out to our team
nbompoti@umassd.edu

ROAD TO INCLUSIONARY DEVELOPMENT GUIDE SERIES





OUR COMMUNITY. OUR FUTURE.



1081 South Salina St., Syracuse, NY 13206



ABOUT Salina 1st

Salina 1st is the first all-minority led commercial development in the history of Syracuse, with an estimated investment of over \$10 million.

Salina 1st

Salina 1st **PARTNERS**



Emanuel (Emo) Henderson

JHP Industrial Supply Co.



Gail Montplaisir

Taurus Development Group



Eli Smith

E Smith Contractors

Salina 1st

Salina 1st LLC was formed by local entrepreneurs Emanuel Henderson and Eli Smith who have partnered with Gail Montplaisir, real estate development professional from Washington, DC.

OUR Mission



To bring our vision, energy, and resources to underserved communities to create the climate (opportunity) for community members to live healthy lives, to contribute to their families and communities, to work, to create wealth, and to thrive.

We have been “planning” for years.

It is time to change the game. This catalytic project is powered by Black ingenuity and commitment. Social equity is a must. *Building prosperity cannot wait.*

1081 S Salina St: Pre-Construction



About the **Location**



Anti-Displacement Strategies Utilized

- Community Engagement
- Mixed Income and Mixed Use Development
- Local Hiring and Job Training
- Anti-displacement Policies
- Preservation of Cultural Identity
- Incentivizing Local Ownership
- Green Infrastructure and Environmental Justice
- Site Amenities

Salina 1st

Salina 1st is located about 6 blocks from downtown. This is an emerging neighborhood that has been plagued by poverty. The redevelopment of this neighborhood, catalyzed by the investment by Salina 1st Developers (Sponsors) is moving forward quickly.

STEPS NEEDED

- Industrial Development Agency
- Environmental
- Zoning
- Equity Investment – Pre-Development
- Preliminary Design
- Department of Environmental Conservation
- Federal Emergency Management Agency–Flood Zone
- Jurisdiction Having Authority
- Grants and Funding Applications
- Construction Design & Permitting
- Construction



IDA, Zoning, Environmental (DEC), Flood Plain (FEMA)

Pre-Development Tasks

Identification of Real Estate – Acquisition

Zoning Analysis to Identify Allowable Uses

Environmental Studies

Phase 1 and 2 studies

Flood Plan Analysis

Equity Investment & Funding for Pre-Dev.

Preliminary Design based on above

Negotiations with DEC and FEMA

Non-Profit Status Benefits

IDA as a partner – right to apply

Brownfield Cleanup Agmt as Owner

JHA – Partner for FEMA

Salina 1st

Development Process

Community Outreach

Grants and Targeted Funding

Empire State Development

Environmental Protection Agency

US Department of Agriculture

Construction Lenders

Commercial Lenders

CDFI

State Subsidies – Housing and

Community Renewal (HCR)

Contractors - Specialized.

Construction Design and Permitting

Build It

Community Outreach

Initial Outreach

Syracuse Southside TNT
(Tomorrow's Communities Today)
Urban Jobs Task Force
Home Headquarters
Earth Conservation Corps
Syracuse University
Syracuse Housing Authority
South Side Innovation Center
YWCA
Education Opportunity Center
Centerstate CEO
Allyn Foundation
Syracuse Rise
Zoning Office
Building Officials
Mayor's Office

Long Term Outreach – Real Estate Receptions



Local Hiring, Job Training, Business Support Local Ownership

Through partnerships with other local organizations, it is possible to create an eco-system that includes job training entities, shared office spaces and incubators such as Urban Jobs Task Force, Job Train, South Side Innovation Center and the Tech Garden.

The Education Opportunity Center, community college or other similar organizations in your area, can provide curricula for job training. We make it a requirement of certain contracts to provide training for trades such as solar installation and maintenance and other green trades such as energy efficiency and stormwater management measures such as green roof installation, pervious paving, bio-retention areas and rain gardens.

Local universities similar to Syracuse University may offer urban farming support and/or community activities that include families and children to equip them for a green future.

Anti-Displacement Policies and Strategies

Policies must be adopted by the political entities of the area where the development occurs and could include:

- Property Tax waivers to long time residents
- Financial Incentives for small businesses
- Streamline permitting review and licensing policies
- Tenant protection policies within reason

Strategies can be used by developers to create a welcoming ecosystem that can help to mitigate displacement.

- Some may be as simple as tag lines such as “Our Community, Our Future” or “Embrace not Displace.”
- Community engagement helps the community to coalesce around and influence a project within the neighborhood to feel a part of the development and not simply an observer.
- Provide a community wealth fund that shares a percentage of profits with the community.

Cultural Identity and Local Ownership

Developers should be encouraged to obtain input from community leaders to identify cultural identity symbols and realities that can be used to strengthen the community fabric.

- Types of community retail needed to strengthen the community fabric:
 - Hair salons and barber shops
 - Restaurants that appeal
 - Activities and resources that support families and children

Developers should be encouraged to obtain input from community leaders to identify cultural identity symbols and realities that can be used to strengthen the community fabric.

- Types of community retail needed to strengthen the community fabric:
 - Hair salons and barber shops
 - Restaurants that appeal
 - Activities and resources that support families and children
 - Medical support systems

FULL CIRCLE Approach



Stability & Social Impact

Salina 1st focuses on community-oriented development that empowers the community from within.

Workforce & Business Development

During construction, we utilize neighborhood workers and train them to help them gain relevant skills. By soliciting community businesses, both on-going and start-up, as tenants, we will boost their ability to increase employment.

Community Investment

By fostering innovative ideas of community members, who see the *embedded* potential of the community, the **STAY HERE** community development approach seeks to embrace community members and not displace them. This on-going investment creates new demand and cultivates new business.

RETAIL LAYOUT Samples



Salina 1st



Salina 1st



Salina 1st



Salina 1st



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Salina 1st



Salina 1st



Salina 1st

APARTMENT Layouts



Salina 1st

24 Apartments

SALINA 1ST Apartments



Salina 1st

1BEDROOM 1 Bath (Floors 3&5)



1BEDROOM 1 Bath (Floors 3&5)





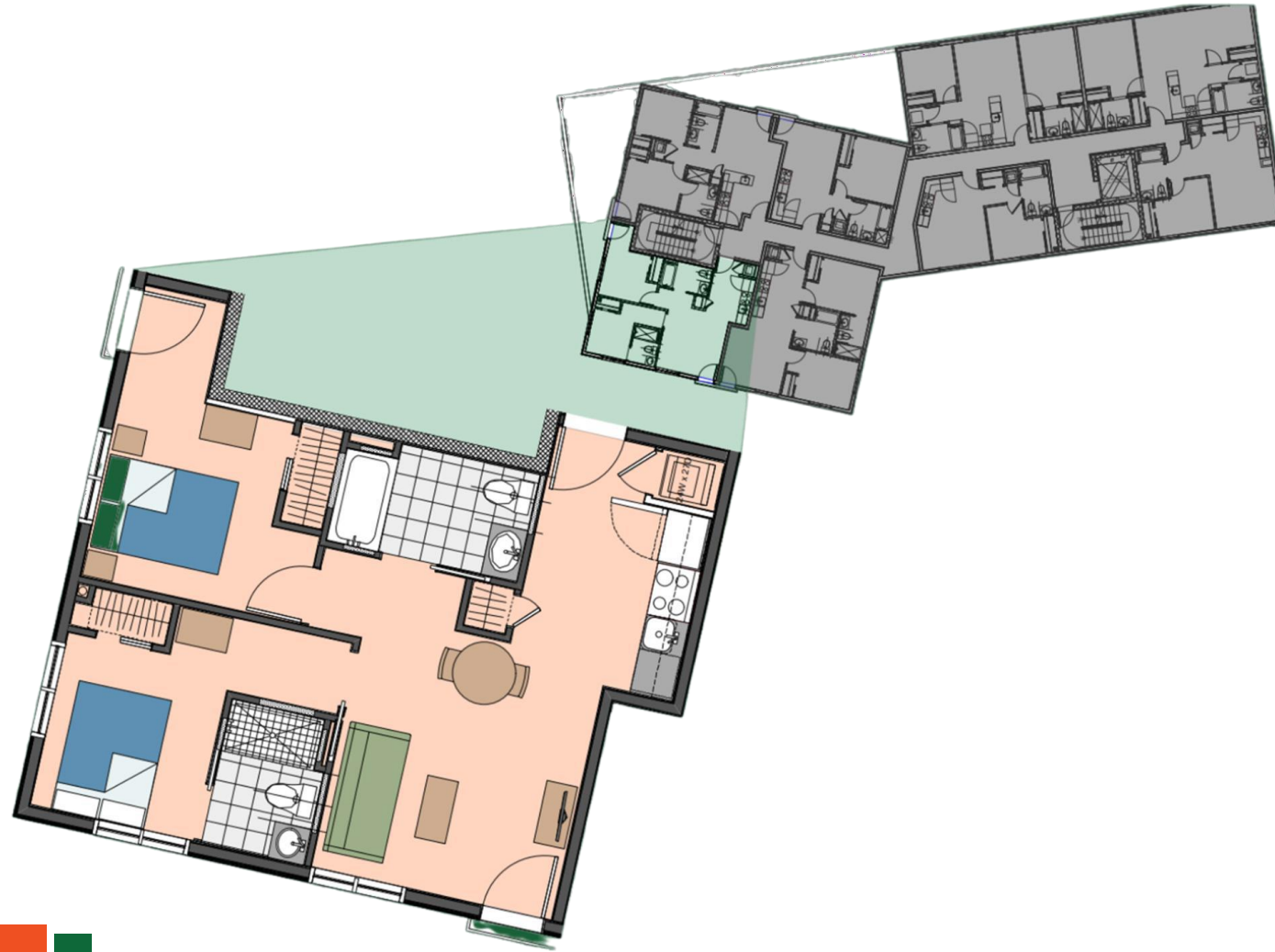
Salina 1st

2 BEDROOM 2 Bath (Floors 3&5)



Salina 1st

2 BEDROOM 2 Bath (Floors 3 & 5)



Salina 1st

TAURUS Sample Apartments



Salina 1st

TAURUS Sample Apartments



Salina 1st

GROUND BREAKING



Salina 1st

CONSTRUCTION COMMENCEMENT



Salina 1st

CONSTRUCTION



Salina 1st



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Salina 1st



Salina 1st, LLC



@Salina1st



Salina 1st



Brownfield Remediation for Affordable Housing in NYC and NJ

**Alexander McClean, AICP, PP
December 12, 2024**

Agenda

- I. NYC's City Environmental Quality Review (CEQR) Process
- II. Case Study in NYC
- III. Bayfront Redevelopment in Jersey City



CEQR

City Environmental Quality Review
Technical Manual

NYC's City Environmental Quality Review (CEQR) Process



New York City's CEQR Process: Overview

- Adopted by the City of New York in 1973 after the passage of the National Environmental Policy Act of 1969, but before the State of New York adopted the State Environmental Quality Review Act (SEQRA) in 1975.
- NYC's CEQR process is triggered whenever a city agency is required to consider a discretionary action to fund, directly undertake, or approve a project that may affect the surrounding environment.
- Currently, the CEQR Technical Manual consists of 19 categories of analysis that includes socioeconomic conditions, open space, hazardous materials, and transportation.

New York City's CEQR Process: Classification of Projects

- All projects seeking discretionary approval from a city-agency in NYC are classified as either Type II, Type I, or Unlisted.
- This classification framework is in accordance with Part 617, Title 6 of New York State's Codes, Rules and Regulations, which govern the Department of Environmental Conservation.
- **Type II Actions (46 Listed Actions)**
 - Defined as an action that “[does] not significantly impact the environment, or are otherwise precluded from environmental review under SEQR.”
- **Type I Actions (11 Listed Actions)**
 - Defined as an action that “[is] more likely to have a significant adverse impact on the environment than Unlisted Actions.”
 - “[Those] actions and projects that are more likely to require the preparation of an EIS than Unlisted actions.”
- **Unlisted Actions**
 - Defined as “an action that does not meet or exceed a threshold contained in the Type I list in Section 617.4, or one that is on an agency's locally adopted Type I list and is not contained in the Type II list.”

Type II Actions

- The construction or expansion of a **single-family, a two-family or a three-family** residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith;

- The construction or expansion of a primary or accessory/appurtenant, **nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance** and consistent with local land use controls, but not radio communication or microwave transmission facilities;

Type I Actions

- Construction of new residential units that meet or exceed the following thresholds:
 - 10 units in municipalities that have not adopted zoning or subdivision regulations;
 - 50 units not to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works;
 - in a city, town or village having a population of 150,000 persons or less, 200 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works;
 - in a city, town or village having a population of greater than 150,000 persons but less than 1,000,000 persons, 500 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works; or
 - in a city or town having a population of 1,000,000 or more persons, 1,000 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works;

- activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds; or the expansion of existing nonresidential facilities by more than 50 percent of any of the following thresholds:
 - a project or action that involves the physical alteration of 10 acres;
 - a project or action that would use ground or surface water in excess of 2,000,000 gallons per day;
 - parking for 500 vehicles in a city, town or village having a population of 150,000 persons or less;
 - parking for 1,000 vehicles in a city, town or village having a population of more than 150,000 persons;
 - in a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area;
 - in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area

New York City's CEQR Process: Hazardous Materials Analysis

- To determine whether a hazardous materials analysis required for a project, an agency and potentially a developer needs to confirm:
 - If the elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure;
 - If the project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or
 - If the project would introduce a population to potential human or environmental exposure from off-site sources.
- For a project that would be classified as an Unlisted Action, there are ten (10) preliminary questions that must be answered to confirm if there is a possibility of one of the three above scenarios occurring and include the following...

No.	Screening Question
1.	Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?
2.	Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?
3.	Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?
4.	Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?
5.	Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?
6.	Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?
7.	Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?
8.	Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?
9.	Has a Phase I Environmental Site Assessment been performed for the site? If “yes,” were Recognized Environmental Conditions (RECs) identified?
10.	Based on the Phase I Assessment, is a Phase II Investigation needed?



NYC Case Study: 339 Berry Street/99-105 South 5th Street, Brooklyn, NY

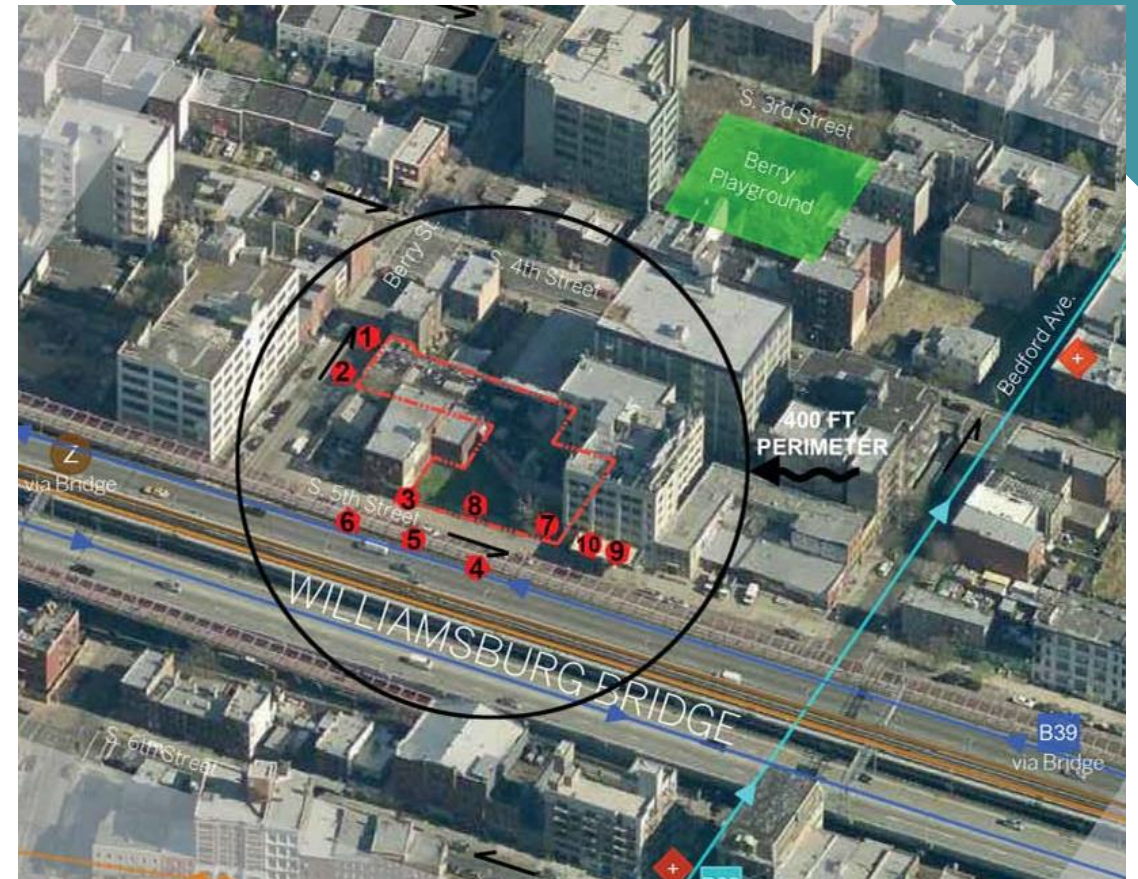
NYC Case Study: 339 Berry Street/99-105 South 5th Street, Brooklyn NY

- A development that was constructed in 2018.
- A former city-owned property located on Lots 6, 37, and 41 of Block 2443 in the Williamsburg neighborhood of Brooklyn.
- The project involved:
 - Disposition of the property to the project sponsor, Procida Construction Corporation.
 - Approval and designation of the site as an Urban Development Action Area project.
 - Financing from HPD's Extremely Low and Low-Income Program to facilitate the construction of a 12-story building containing 54 affordable housing units, 4,221 sf of ground floor retail space, and 1,170 sf of community facility space.



NYC Case Study: 339 Berry Street/99-105 South 5th Street, Brooklyn NY

- Since the site was city-owned property that was used as a garage and auto-body shop, the site was mapped with a E-Designation (E-138) for hazardous materials as part of the Greenpoint-Williamsburg Rezoning.
- The mapping of the E-Designation ensures that appropriate investigation and remediation is performed as condition of redevelopment or occupancy.
- In this case, an Investigation Work Plan was submitted to the Mayor's Office of Environmental Remediation (OER).



NYC Case Study: 339 Berry Street/99-105 South 5th Street, Brooklyn NY

- The project sponsor/developer eventually began participating in New York State's Brownfield Cleanup Program, through which a Remedial Investigation Report was prepared and found several contaminants on the site including:
- Soil Contaminants:
 - Polycyclic-Aromatic Hydrocarbons (PAHs);
 - The Volatile Organic Compound (VOC) xylene was seen in relation to an underground storage tank found during excavation activities.
- Groundwater Contaminants:
 - The VOCs Tetrachloroethene (PCE) and Trichloroethene (TCE) in the groundwater.

NEW YORK STATE | Department of Environmental Conservation | April 2017

FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Williamsburg Bridgeview Apartments
DEC Site #: C224233
Address: 105 S. 5th Street
Brooklyn, NY 11249

Have questions? See "Who to Contact" Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Williamsburg Bridgeview Apartments site ("site") located at 105 S. 5th Street, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C224233>

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by LPC Development Group LLC ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

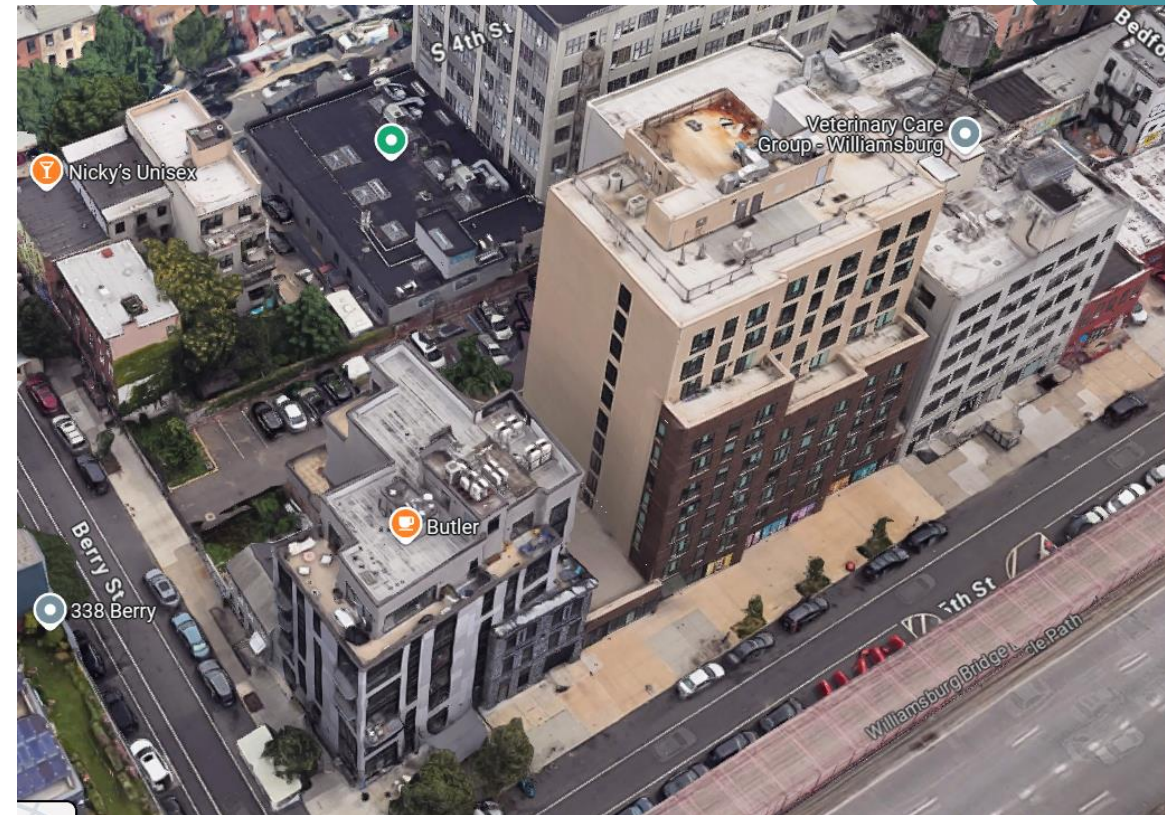
Soil, groundwater, soil vapor, sub-slab vapor, and indoor air were collected as part of the Williamsburg Bridgeview Apartments Remedial Investigation.

The primary contaminants of concern in soil were Polycyclic-Aromatic Hydrocarbons (PAHs), a class of Semi-Volatile Organic Compounds, and metals in the top two feet of soil, which were removed as part of an Interim Remedial Measure (IRM) action. In deeper soils, one exceedance of the unrestricted Soil Cleanup Objective (SCO) for the Volatile Organic Compound (VOC) xylene was seen in relation to an underground storage tank found during excavation activities. Xylene exceeded the unrestricted SCO, but did not exceed the Restricted Residential SCO. A spill record was opened in the NYSDEC database and subsequently closed upon review of the data regarding the IRM.

The primary contaminants of concern for groundwater are the VOCs Tetrachloroethene (PCE) and Trichloroethene (TCE). These VOCs exceeded the groundwater standard (5 ppb [parts per billion] for both VOCs) throughout the site. However, it is believed that this groundwater contamination is attributable to off-site sources.

NYC Case Study: Protocols for Mitigation and Remediation

- According to the CEQR Technical Manual, the protocol for mitigating and remediating known contaminants on a site includes:
 - Development of a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) that considers short-term and long-term risks.
 - **Containment**
 - For soil contamination – containment may require the construction of subsurface barriers (ex. sheeting, slurry walls, or grout curtains) or sub-slab vapor barrier and depressurization system (to prevent soil vapor intrusion).
 - For groundwater contamination - this may take the form of “capping” with clean soil, standard paving, or multi-layer engineering membranes to reduce the migration of contaminants.



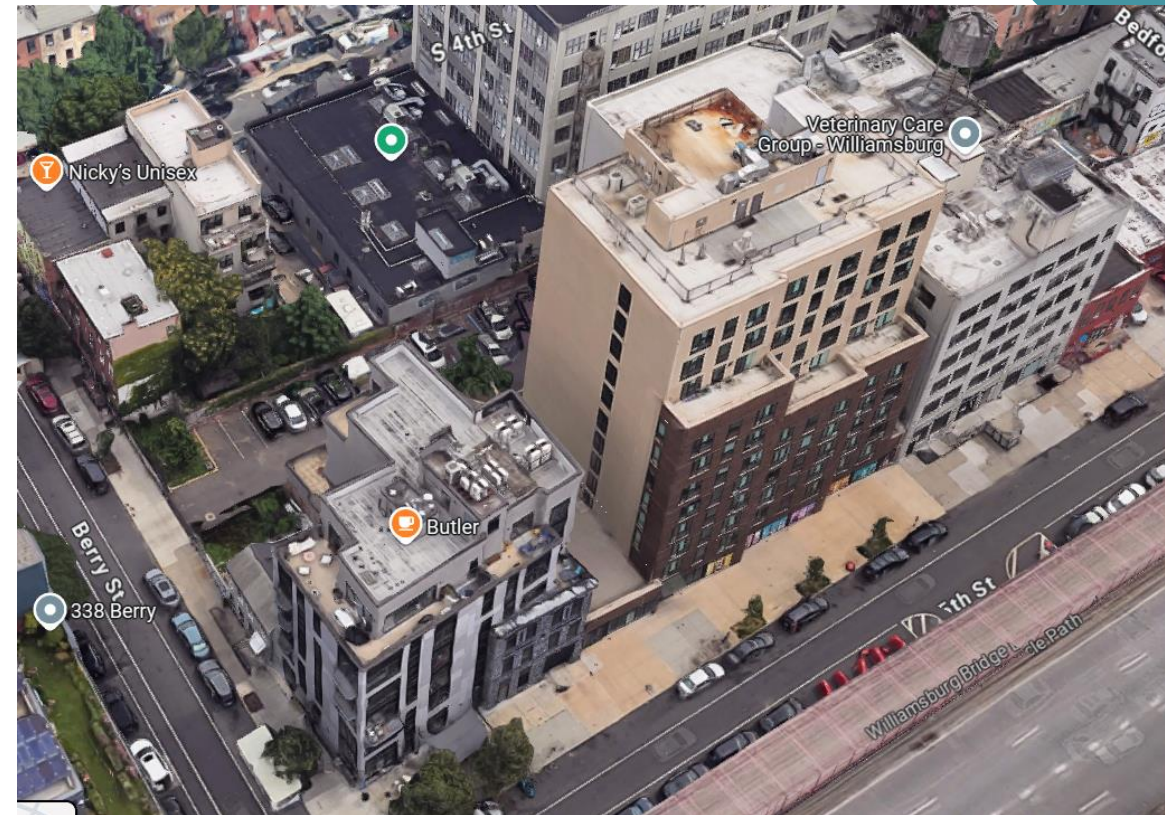
NYC Case Study: Protocols for Mitigation and Remediation (cont.)

➤ Removal

- Excavation of hazardous waste or petroleum-contaminated materials that is then transported, treated, and disposed (per federal, state, and local regulations) outside of New York State – though in some cases hazardous materials may be treated on- or off-site and returned to be used elsewhere, as fill for example.

➤ Treatment

- Each approach is designed to either reduce the concentration or alter the characteristics of contaminated materials and may take the form of incineration, thermal treatment, soil vapor extraction, and air stripping among other methods.

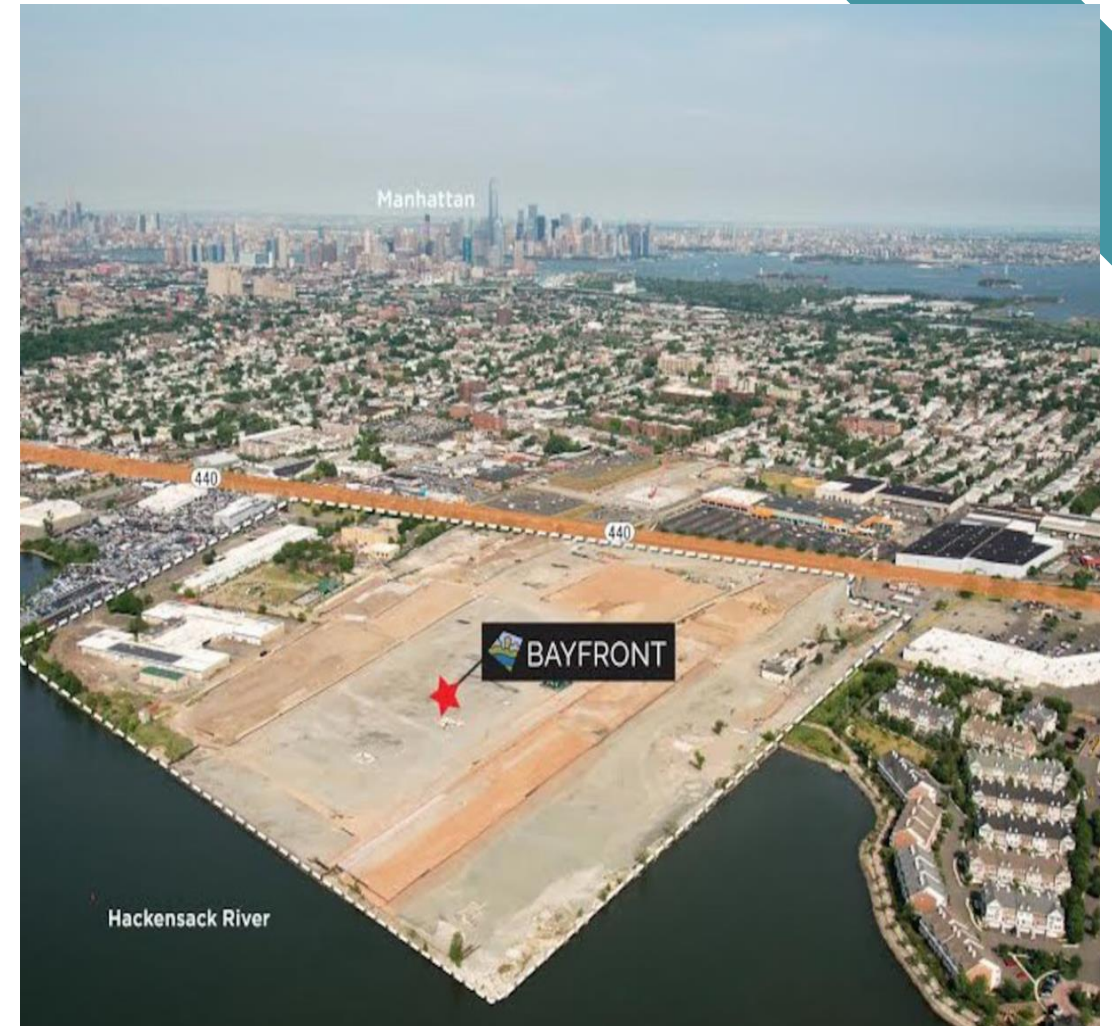




NJ Case Study: Bayfront Redevelopment, Jersey City

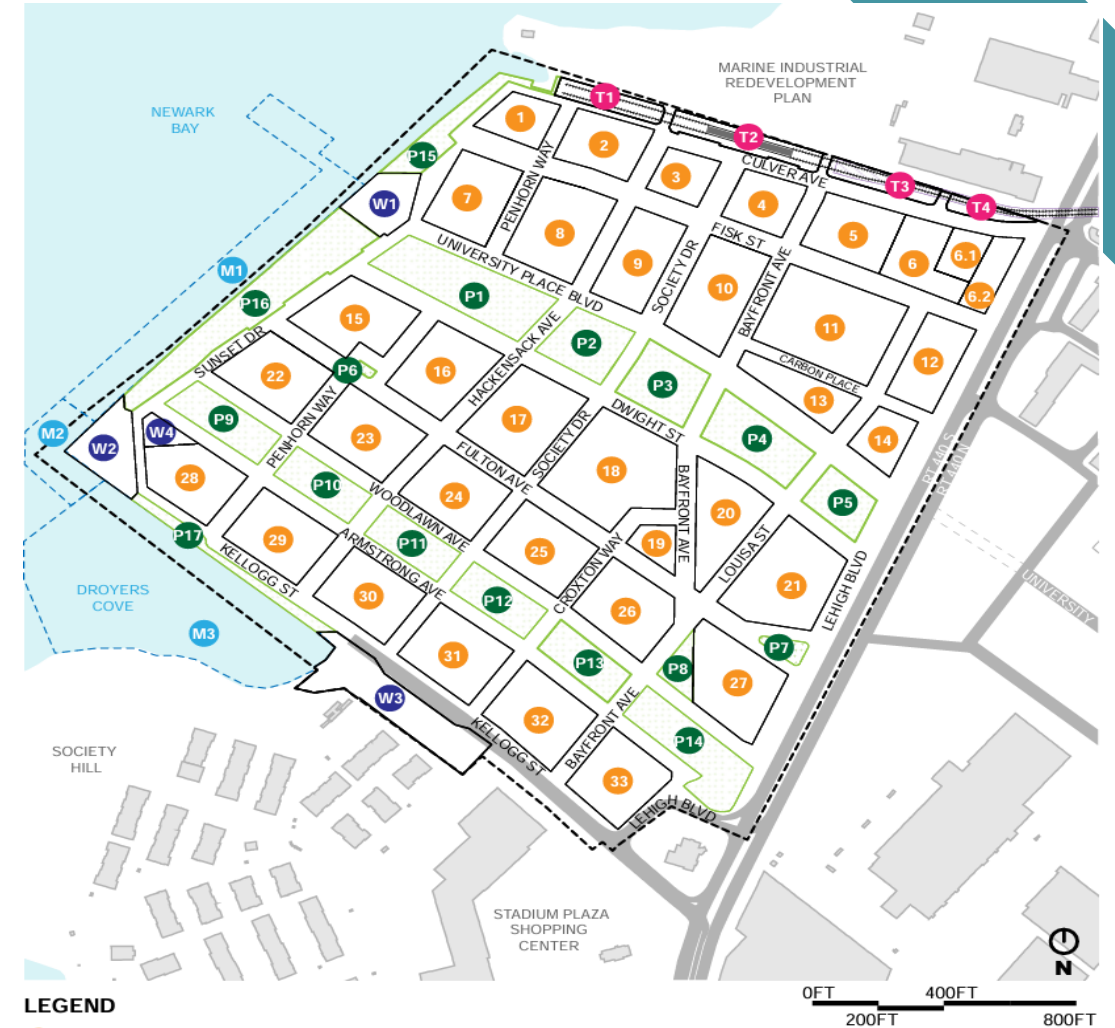
NJ Case Study: Bayfront Redevelopment, Jersey City – Background on the Development Site

- The site totals 100 acres.
- The site and coastline are roughly the result of Morris Canal extension that connected the Hackensack River/Newark Bay to the Hudson River in the 1830s and land development along the river by chemical companies during the 1920s.
- The site was used by chemical companies like Mallinkrodt, Mutual M.W. Kellogg, Ryerson Steel, and Mutual Chemical used the land to store and dispose industrial byproducts that included chromium.
- Chromium products were manufactured and dumped in the wetlands of the Hackensack River by Mutual Chemical who operated a plant on the site until 1954.
- The City of Jersey City constructed a waste processing plant and incinerator on the northern portion of the site in the 1950s.
- In 2008, there was a settlement agreement between the City of Jersey City and Honeywell (a successor company to Mutual Chemical) requiring Honeywell remediate the site and sell development rights to the City.



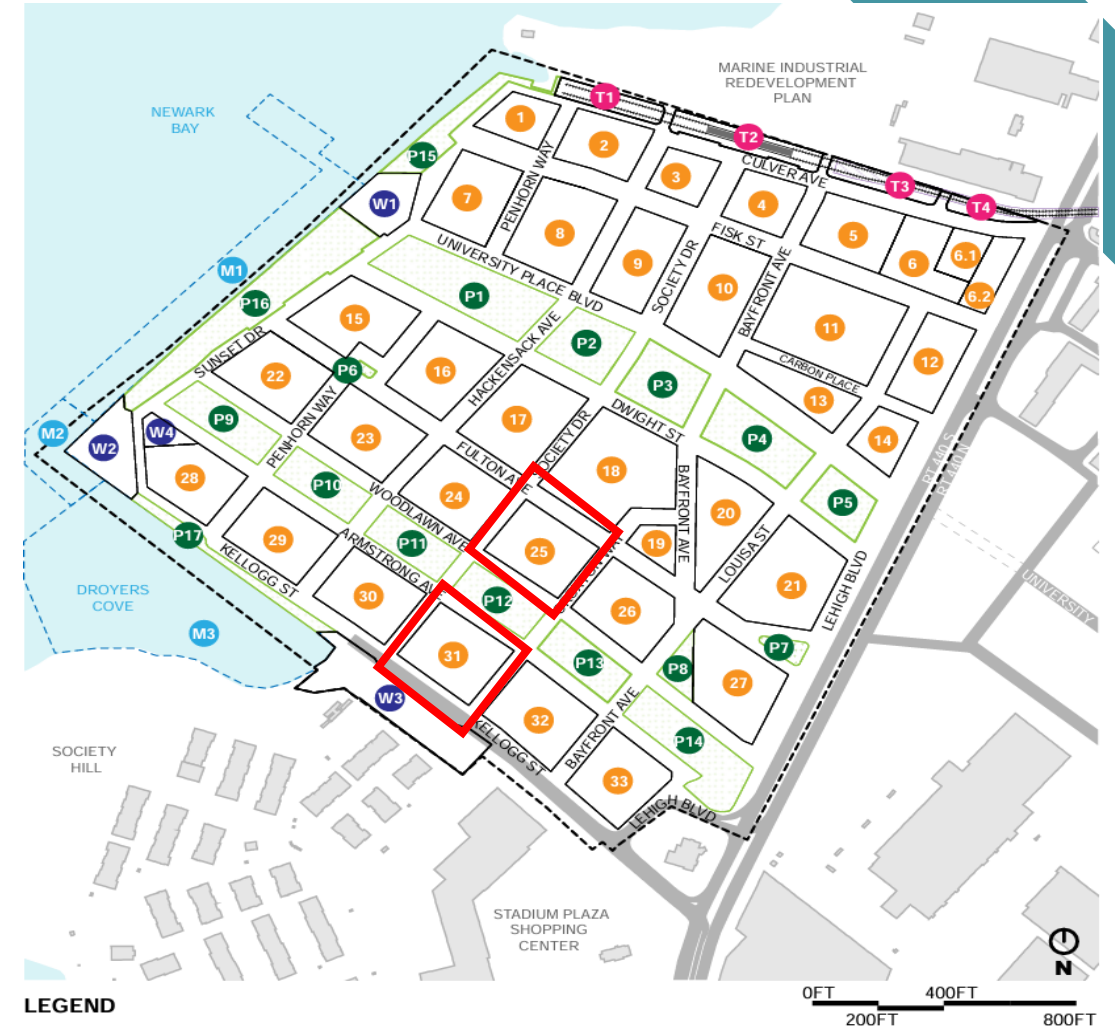
NJ Case Study: Bayfront Redevelopment, Jersey City – Chronology of Pre-Development Planning & Milestones

- **March 12, 2008:** The City Council adopted the Bayfront I Redevelopment Plan (per Ordinance No. 08-025).
- **October 10, 2018:** The City Council adopted an Acquisition Ordinance authorizing the “public financing for the acquisition of the Development Lots the construction of certain public infrastructure with the Redevelopment Area.”
- **January 15, 2019:** The City became the fee simple owner of the Development Lots.



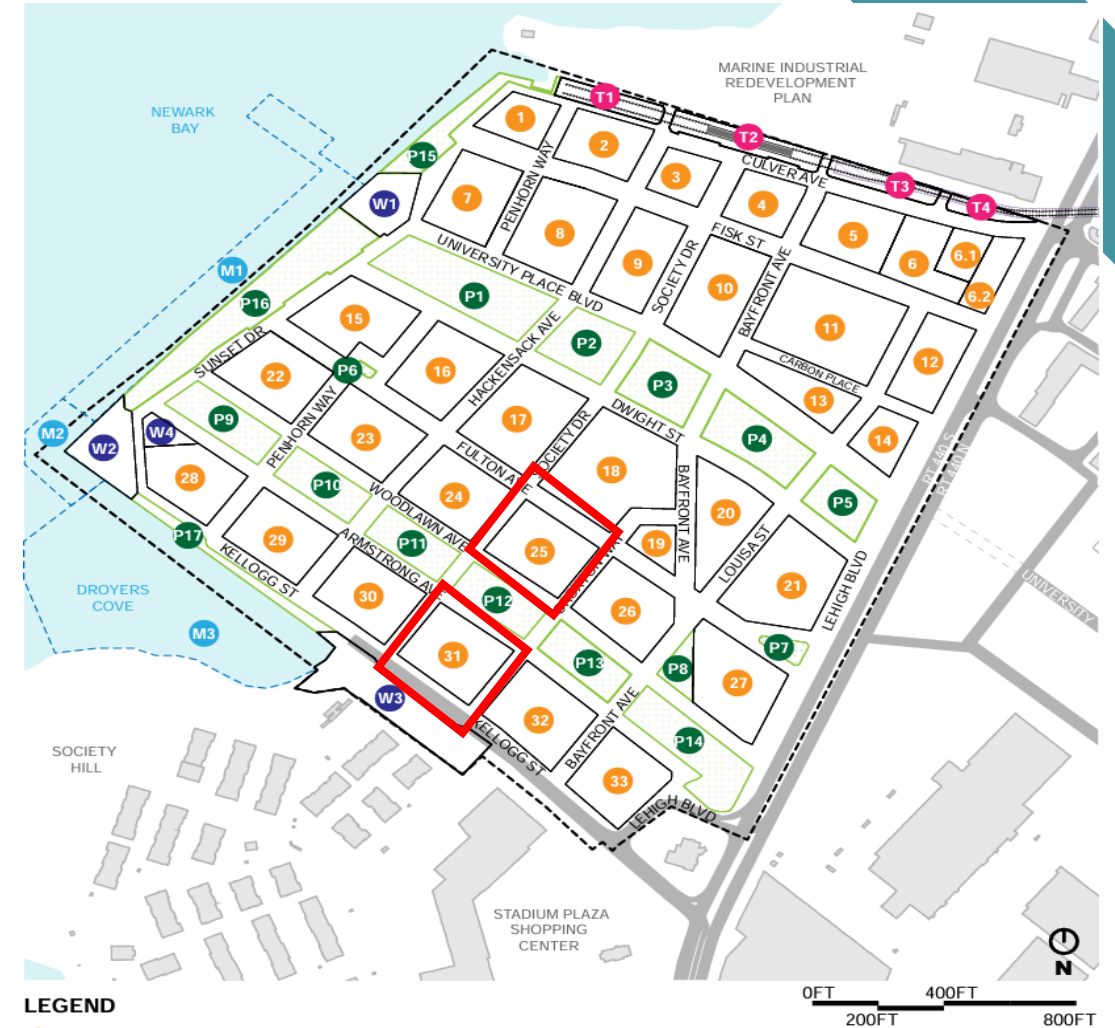
NJ Case Study: Bayfront Redevelopment, Jersey City – Chronology of Pre-Development Planning & Milestones

- **June 16, 2020:** The Jersey City Redevelopment Agency (via Resolution No. 20-06-03), conditionally designated BRP Cove Pointe, LLC as the Redeveloper of a portion of the Phase I Development Area, which consist of portions of Block 21901.01, Lots 4 and 6 to create the following development sites.
 - Phase 1 Property (Development Lot 31)
 - Phase 2 Property (Development Lot 25)
- **June 26, 2020:** The Jersey City Redevelopment Agency (via Resolution No. 20-06-4) conditionally designated Bayfront Development Partners, LLC (a joint venture of Pennrose Holdings, LLC and Omni Bayfront Jersey City, LLC) as the Redeveloper of a portion of the Phase I Development Area.



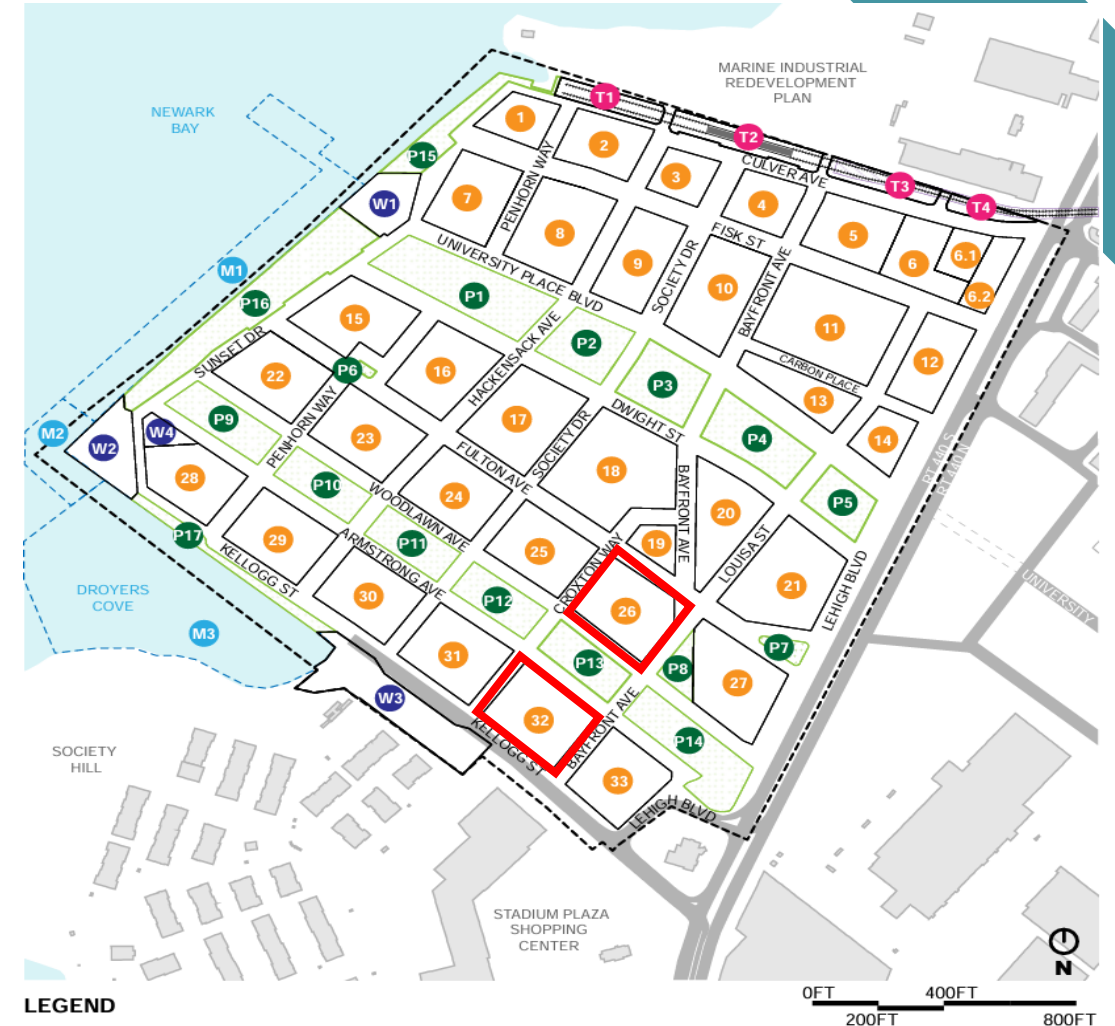
NJ Case Study: Bayfront Redevelopment, Jersey City – Chronology of Pre-Development Planning & Milestones

- July 20, 2020: The JCRA and Bayfront Development Partners, LLC enter into a funding agreement to fund the cost incurred by the JCRA “for certain pre-development activities with respect to both Development Lot 26 and Development Lot 32, including but not limited to the negotiation in good faith and preparation of the Redevelopment Agreement...and other related actions...”



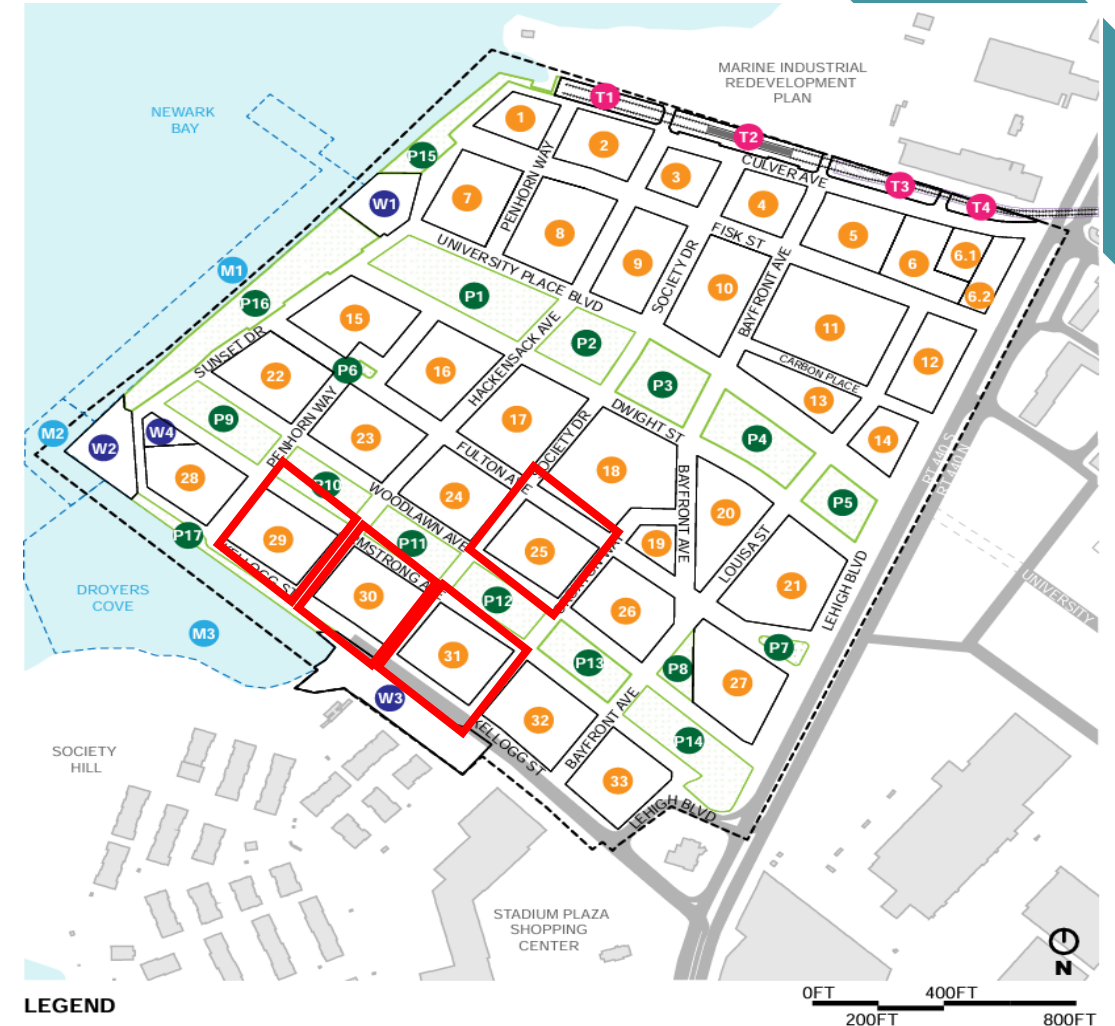
NJ Case Study: Bayfront Redevelopment, Jersey City – Chronology of Pre-Development Planning & Milestones

- **December 15, 2021:** The City adopted Ordinances No. 21-074 and No. 21-080, which authorized the transfer of the Development Lots (including Development Lots 26 and 32) to the JCRA.
- **January 11, 2022:** The JCRA officially became fee simple owners of the Development Lots (including Development Lot 26 and 32).
- **July 19, 2022:** The JCRA was authorized to execute a redevelopment agreement and purchase and sale agreement with Bayfront Development Partners, LLC for Development Lot 32 (i.e. a portion of Block 21901.01, Lot 6) and extended the conditional designation for Development Lot 26 (i.e. Block 21901.01, Lot 4).



NJ Case Study: Bayfront Redevelopment, Jersey City – Chronology of Pre-Development Planning & Milestones

- April 18, 2023: The JCRA (via Resolution No. 23-04-3), designated BRP Cove Pointe, LLC as the Redeveloper, authorized the execution of the Redevelopment Agreement, and the execution of a purchase and sale agreement with BPR Cove Pointe, LLC for:
 - Phase 1 Property (Development Lot 31)
 - Phase 2 Property (Development Lot 25)
 - Phase 3 Property (Development Lot 30)
 - Phase 4 Property (Development Lot 29)



NJ Case Study: Bayfront Redevelopment, Jersey City – Overview of Development

- Based on what has been agreed upon between the JCRA and Bayfront Development Partners, LLC, the overall development is expected the following across all six (6) of the aforementioned Development Lots:
 - A total of 1,735 dwelling units (8,000 units planned for the entire development site)
 - 379 affordable units @ 60% or below AMI (2,000 units planned for the entire development site)
 - 260 workforce units (i.e. between 80% and 120% of AMI)
 - 34,000 sf charter school
 - 340,000 sf of commercial retail

References

- NYC Mayor's Office of Environmental Coordination. (n.d.). *2021 Technical Manual*. Technical Manual - CEQR Resources. <https://www.nyc.gov/site/oec/environmental-quality-review/technical-manual.page>
- NYC Mayor's Office of Environmental Coordination. (n.d.). *CEQR Laws & Regulations*. CEQR Laws & Regulations - OEC. <https://www.nyc.gov/site/oec/environmental-quality-review/ceqr-laws-regulations.page#resources>
- §6 CRR-NY 617.5 (Type II actions.), State Compilation of Codes, Rules and Regulations of the State of New York, https://govt.westlaw.com/nycrr/Document/I4ec3a767cd1711dda432a117e6e0f345?listSource=Search&contextData=%28sc.Search%29&list=NYREGULATION_PUBLICVIEW&rank=48&bhcp=1&transitionType=Default
- § 6 CRR-NY 617.4 (Type I actions.), State Compilation of Codes, Rules and Regulations of the State of New York, <https://govt.westlaw.com/nycrr/Document/I4ec3a764cd1711dda432a117e6e0f345?contextData=%28sc.Default%29&transitionType=Default>
- *Stepping through the SEQR process*. (n.d.). Department of Environmental Conservation. <https://dec.ny.gov/regulatory/permits-licenses/seqr/stepping-through-process>

References (cont.)

- Department of Environmental Conservation, N. Y. S. & LPC Development Group LLC. (2017). *Brownfield Cleanup program*. In Remedial Investigation Report. <https://extapps.dec.ny.gov/data/der/factsheet/c224233curec.pdf>
- NYC Department of Housing Preservation and Development. (n.d.). *Extremely low- and low-income affordability program*. Extremely Low- and Low-Income Affordability Program (ELLA) - HPD. <https://www.nyc.gov/site/hpd/services-and-information/extremely-low-and-low-income-affordability-program-ella.page>
- City of Jersey City. (n.d.). Bayfront Jersey City, NJ: " history. Bayfront Jersey City NJ. <https://bayfront.us/history/>
- Fink, J. (2008, June 11). *Honeywell closes on west side land sale, pays jersey city \$15m up front*. NJ.Com. Retrieved December 6, 2024, from https://www.nj.com/hudson/2008/06/honeywell_closes_on_west_side.html.

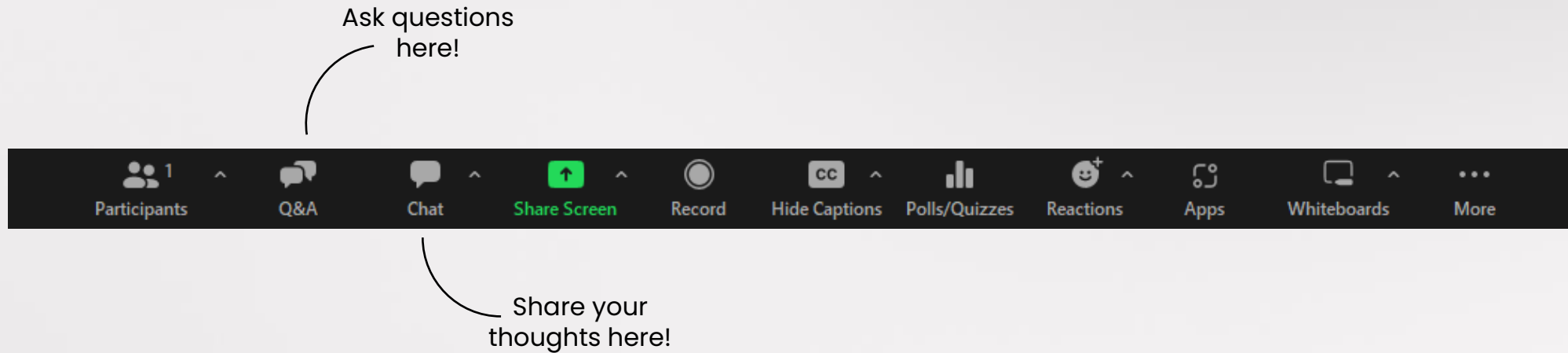


Thank you

Alexander McClean, AICP, PP

Thank you for attending today's webinar!

Questions and Comments?



Upcoming Events 2025

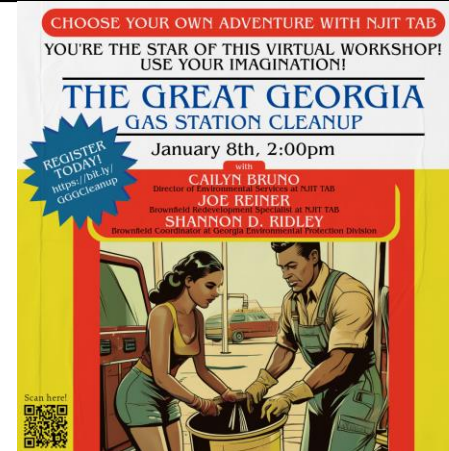
TAB On Tour



December 18, 2024

**TALLER BROWNFIELDS: Comunidad,
Clima y Sostenibilidad**

Ponce, PR



January 8, 2025

**The Great Georgia Gas Station
Cleanup**

Virtual

TAB On Tour

If you'd like NJIT TAB to visit
your area, feel free to
contact us!

Upcoming Events 2025

TAB On Tour



TEAM KENTUCKY
ENERGY AND ENVIRONMENT CABINET

January 13, 2025

Kentucky Climate Change and Brownfields Community Workshop

Virtual

JANUARY 14, 2025, 11:00AM
Out With The Old, In With Renew
Utilizing Brownfields for Renewable Energy

WITH SPEAKER
Elise Molleur
Brownfield Redevelopment Specialist

SIGN UP NOW:
QR code

Register via Zoom:
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January 14, 2025

**TAB Talks:
Out With the Old, In With Renew**

Virtual



TAB On Tour

If you'd like NJIT TAB to visit your area, feel free to contact us!

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Climate Mitigation



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Breaking Brownfields



If you have any questions or concerns please reach out to:

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fatima.matos@njit.edu

NJIT TAB - Funding made possible by the US EPA

Breaking Brownfields



An event where a **government entity or nonprofit** presents their specific brownfields redevelopment challenge to an **audience of private sector representatives** and obtains feedback on how to overcome those challenges.



Check out our video highlighting our most recent Breaking Brownfields!

In Case You Missed It

NJIT
TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES
presents
Carrie Martin, AICP
Environmental Sustainability Planner, Center for Community Systems

Climate Change and Brownfields 101

Thursday, March 7, 2024
12:00pm - 1:00pm EST

Made possible with funding from the US EPA.

Climate Change and Brownfields 101

NJIT
TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES
presents
Elise Molleur
Brownfield Redevelopment Specialist

Brownfields: A Story to Tell

Thursday, March 21, 2024
1:00pm - 2:00pm EST

Made possible with funding from the US EPA.

Brownfields: A Story to Tell

NJIT | **TAB** TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES
presents
Joseph M. Reiner
Brownfield Redevelopment Specialist

Brownfield Contaminants and Human Health

Thursday, February 29, 2024
1:00pm - 2:00pm EST

Made possible with funding from the US EPA.

Brownfield Contaminants and Human Health

Both these webinars with associated presentations and resource links can be found on our website!

www.njit.edu/tab/webinars



NJIT provides free technical assistance to state, regional, county, tribal, and local government entities and nonprofit organizations interested in learning about, identifying, assessing, cleaning up, and redeveloping brownfield sites in EPA Regions 2 & 4.

Thank you for attending today's webinar!



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Q&A Session



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Have any more questions after today?

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